

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A DESIGN)	ORDER NO. 2454
REVIEW APPLICATION FOR ATTACHED DWELLINGS (±110)	DR2015-0071 ORDER APPROVING
TOWNHOMES); AS PART OF A NEW PLANNED UNIT)	SOUTH COOPER MOUNTAIN HEIGHTS & PUD
DEVELOPMENT (SOUTH COOPER MOUNTAIN HEIGHTS &)	
PUD). WEST HILLS DEVELOPMENT, APPLICANT.)	

The matter came before the Planning Commission on January 20, 2016 and February 3, 2016, on a request for approval of a Design Review Two application for approximately 110 attached single-family residential units anticipated to be constructed as townhomes as part of a new Planned Unit Development (PUD), on ±109 acres with associated streets and open spaces. The subject site is bounded by SW Scholls Ferry Road, SW 175th Avenue, and SW Loon Drive, and is specifically identified as Tax Lots 200 and 103 on Washington County Tax Assessor's Map 2S106.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3

dated January 13, 2016, with Conditions S1 and S2 being added, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.2.C, of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2015-0071 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3 dated January 13, 2016, with Conditions S1 and S2 being added and this Land Use Order, and subject to the conditions of approval as follows:

A. Prior to Site Development Permit Issuance, the applicant shall:

3. Ensure that all associated applications, including Conditional Use (CU2015-0006), Preliminary Subdivision (LD2015-0013), Tree Plan Two (TP2015-0008) and Zoning Map Amendment (ZMA2015-0006) applications have been approved and are consistent with the submitted plans. (Planning / SLF)

B. Prior to Final Inspection, the applicant shall:

4. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning / SLF)
5. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning / SLF)
6. Ensure all landscaping approved by the decision making authority is installed. (Planning / SLF)

H. Prior to Final Plat Approval or Final Design Review inspection (occupancy) for the Multi-Family portion of the development:

83. The applicant shall construct a sidewalk and planter strip with street trees along the SW Scholls Ferry Rd. frontage of Taxlot 2S1060000200 or all of its successors that meet the City's Engineering Design Standards for an Arterial Street. (Transportation / KR)

Supplemental Conditions of Approval:

- S1: Prior to Final Plat Approval for a Subdivision for Taxlot 2S1060000200 (West Property) or its successors, the applicant shall construct a southbound left-turn lane on SW 175th Ave. at the Road 6C intersection with 100 feet of storage.
- S2: Prior to Final Plat Approval for a Subdivision for Taxlot 2S1060000200 (West Property) or its successors, the applicant shall construct a southbound left-turn lane on SW 175th Ave. at the Street F/high school entrance intersection with 100 feet of storage.

Motion **CARRIED**, by the following vote:

AYES: Wilson, Winter, Kroger, Doukas , Overhage, and Sajadpour.
NAYS: None
ABSTAIN: None.
ABSENT: None.

Dated this 11 day of February, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2454 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on February 22, 2016.

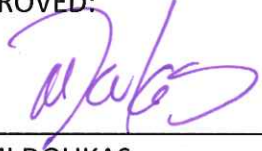
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



SANDRA L. FREUND, AICP
Planning Manager

APPROVED:



MIMI DOUKAS
Chair



STEVEN A. SPARKS, AICP
Principal Planner